

Beckenham/Bromley

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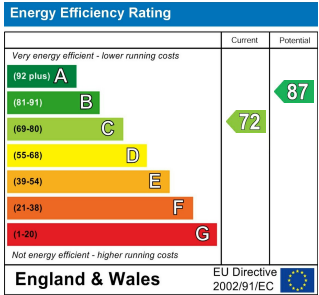


2 Pickhurst Park, Bromley, BR2 0UF

FREEHOLD

£550,000

'Chain Free' end of terrace house within easy reach of Bromley Town Centre, Bromley South Station and excellent local Schools. The accommodation offers three bedrooms, lounge, 16'2 x 14'10 open plan fitted kitchen/dining area, family bathroom with white suite and downstairs cloakroom. Externally there is a West facing 80' rear garden with side access and garage to rear whilst to the front a block paved driveway providing several off street parking spaces.



- CHAIN FREE
  - LOUNGE
  - DOWNSTAIRS WC
  - 80' WEST FACING REAR GARDEN
  - CLOSE TO BROMLEY SOUTH STATION & CENTRAL BROMLEY
- 16'2 X 14'10 KITCHEN/DINER
  - MODERN BATHROOM
  - THREE BEDROOMS
  - OSP TO FRONT AND GARAGE TO REAR
  - NEAR TO LOCAL SHOPS & EXCELLENT LOCAL SCHOOLS

**PORCH**  
Composite front door with opaque double glazed window to side and wood laminate flooring.

**ENTRANCE HALL**  
Wood laminate flooring, down lights and stairs to first floor.

**CLOAKROOM**  
Low level WC, wall mounted corner vanity wash hand basin with local tiling, extractor fan, chrome ladder towel warmer and vinyl tiled floor.

**LOUNGE 13'4 x 13'1 (4.06m x 3.99m)**  
Double glazed window to front, coving, radiator, down lights, television and TV aerial points.

**KITCHEN/DINER 16'2 x 14'10 (4.93m x 4.52m)**  
Open plan Kitchen/Diner comprising kitchen area with double-glazed window to rear, range of wall units with under lights, base units with granite effect work surfaces over and local tiling, breakfast bar and Vinyl tiled floor. Stainless steel sink with mixer tap and drainer, integrated washing machine, four ring gas hob with oven below, extractor hood above and brushed steel splashback. Space for tall fridge freezer and gas combination boiler in wall unit. The dining area has double glazed windows and door to rear, coving, radiator and down lights.

**LANDING 10' x 5'7 (3.05m x 1.70m)**  
Loft access hatch, coving and down lights.

**BEDROOM ONE 13'5 x 10'3 (4.09m x 3.12m)**  
Double glazed window to front, coving and radiator.

**BEDROOM TWO 11'2 x 10'3 (3.40m x 3.12m)**  
Double glazed window to rear, coving and radiator. Built in wardrobe to corner.

**BEDROOM THREE 7' x 7' (2.13m x 2.13m)**  
Double glazed window to rear, coving and radiator.

**BATHROOM 7'3 x 5'5 (2.21m x 1.65m)**  
Opaque double glazed window to front, fully tiled walls and Vinyl tiled floor. Pedestal wash hand basin with mirror above, low level WC, chrome ladder towel warmer and panel bath with shower mixer tap, wall mounted thermostatic shower controls and folding screen.

**REAR GARDEN 80' approx (24.38m approx)**  
West facing rear garden with patio area leading to laid lawn with shrub borders, path to rear and side access gate.

**FRONTAGE & GARAGE**  
Brick bloc paved front garden providing off street parking for several cars. Wrought Iron gate to side leading to en bloc garage to rear.

**TOTAL FLOOR AREA**  
The internal area as per the Energy Performance Certificate is 80sqm (Approx. 861sqft)

**COUNCIL TAX BAND 'E'**

Directions

From our office turn right into Westmoreland Road and proceed towards Bromley South Station. Pickhurst Park is the first turning on the right and the property is on the right hand side.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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